



MEMORANDUM

Engineering

Date: July 25, 2003
To: Honorable Mayor and City Council
Through: Tom Wilson, City Manager
From: Greg Armendariz, Project Manager
Subject: Attachment to Council Agenda Item 28: Authorize the City Manager to Execute an Agreement with Yost & Associates; Main SPS Site Improvements Project #6079

Background:

The Main Sewage Pump Station (SPS) Site Improvements project is included in the approved Capital Improvement Program. Up through the mid - 1960's this facility was a sewage treatment plant. It was later converted to a main sewage pump station, where the City's sewage flows are pumped to the San Jose/Santa Clara Water Treatment Plant. However, three large above ground and below ground abandoned concrete treatment plant structures and related appurtenances still exist on site. The site currently has temporary storm drainage facilities and is not paved, so every winter it becomes muddy and requires constant maintenance to continue necessary daily operations. The existing maintenance and operations building is over 40 years old, and the major repairs that are required approach 80% to 90% of the replacement costs. The project scope will provide several site improvements including: storm drainage, replacement of the maintenance and operations building, parking lot and driveway pavement, fencing, lighting and other related improvements.

Staff has negotiated a scope and fee with West Yost & Associates, to provide design services for development of a conceptual master plan of existing facilities, considering future expansion or future replacement of the lift station. The scope includes design of new parking improvements, drainage facilities, and a replacement operations & maintenance modular building. The scope also includes testing for hazardous materials, and preparation of demolition plans for the removal of the abandoned sewage treatment facilities. In addition, the design would include improvements to provide a new public works corporation yard to replace the existing corporation yard on Main Street.

Land Swap with Joe McCarthy

The Project site is approximately 3.5 acres in area, located southwest of the intersection of McCarthy Boulevard and Dixon Landing Road. After the construction of McCarthy Blvd. from Ranch Drive to Dixon Landing Road, a privately owned strip of land is landlocked between McCarthy Blvd. and the Main Sewage Pump Station, (approximately 73 feet in width.) This property is owned by Joe McCarthy. The City would benefit by obtaining this strip of land from Joe McCarthy, in exchange for excess City land at the northern most part of the Main Sewage pump station site. This land swap would be a "cashless" exchange of land areas of equal value. Joe McCarthy has expressed an interest in this land exchange. Part of West

Yost & Associates scope includes the preparation of plats and legal descriptions for this land exchange.

Benefits to Library Project

The City has designated the Historic Grammar School site on Main Street as the new library location. The relocation of the City's Old Public Works Corporation yard, which is currently adjacent to the Historical Grammer School, is a key component of the new library project. This Main Sewage pump station project presents an opportunity to relocate the City's "Old Corporation yard" to this location. Sufficient space will become available at the Main Sewage Pump Station, once the abandoned sewage treatment plant structures are demolished and removed. The design and construction of these improvements can be completed, and the public works corporation yard can be relocated, prior to the construction start of the library.

Budget

The work is proposed on a time and materials basis, with a not to exceed amount of \$145,000 and sufficient funds are available in the project budget (Main SPS Site Improvements project #6079.)

Recommendation

Authorize the City Manager to execute a professional services contract with West Yost & Associates, subject to approval as to form by the City Attorney